



Figure 3

- (b2) Gateway to Downtown. The Parkway Office design area also functions as a gateway to the City from SR 520. Development in this area should complement the other components of this gateway, Marymoor Park, and Bear Creek, by providing attractive, interesting urban activity. Development should be consistent with the natural environment by minimizing glare, providing indirect lighting, avoiding intense signage, and providing a soft edge where the urban and natural environments meet. (See Figure 4.)



Figure 4

- (e3) Downtown Integration. Connection to existing roads including landscape treatment, road surface, sidewalk size and placement should respect and extend the existing grid system, streetscape, and character consistent with current standards and regulations. Development in the design area should further City goals for the following sub-areas:
- (ia) Leary Way. Leary Way between the Sammamish River and the Burlington Northern Railroad tracks-BNSF right-of-way should remain as a “green gateway” to the City of Redmond.

(~~ii~~b) Northern Boundary – Leary Way to 164th. Building siting should maintain continuity of building frontage in order to integrate new development with Old Town ~~Design District~~district.

(~~iii~~c) Northern Boundary – Leary Way to 170th Avenue.

(~~A~~i) This area should provide linkage capability between existing public roadways north of ~~BNSF right-of-way Burlington Northern Railroad~~ and private roadways south of same. These new alignments should provide extension of the established visual corridors.

(~~B~~ii) New connections on the site to existing north/south roads in this area should be compatible with the character of the existing older improvements.

(~~C~~iii) Retail buildings located at the northern edge of the site within the ~~Mixed-Use Retail Town Center Mixed-Use~~ area will establish functional and visual continuity with the downtown. The character of the new buildings will be compatible with older existing buildings. (See Figures 5 and 8.)

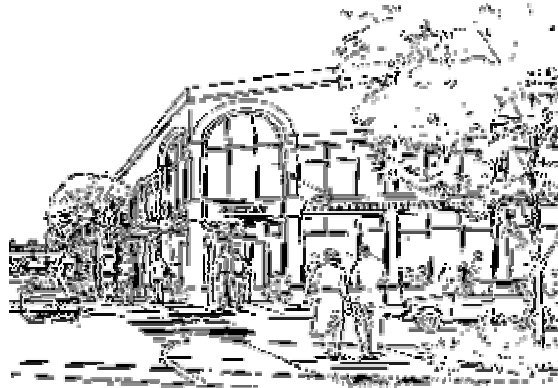


Figure 5

(~~iv~~d) Bear Creek.

(~~A~~i) The edge along Bear Creek should be kept as a natural area, with uses limited to passive activity and trail/pathway connections.

(~~B~~ii) Signage in this area should be limited to traffic, safety and directional information, or be consistent with the public recreational use of the area.

(~~C~~iii) Structures consistent with and supporting passive use of this area may be allowed, but should be kept to a minimum.

(~~v~~e) Sammamish River.